

**BEFORE AN INDEPENDENT HEARINGS COMMISSIONER APPOINTED BY SELWYN  
DISTRICT COUNCIL**

**APPLICATION No. D200088**

**IN THE MATTER** of the Resource Management Act 1991  
("the Act")

**AND**

**IN THE MATTER** of an application to designate land for  
recreation reserve purposes at Prebbleton

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**WRITTEN STATEMENT OF STEWART WILLIAM FLETCHER**  
**ON BEHALF OF GRANT & JEANETTE DRINNAN**

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- 1 My name is STEWART FLETCHER of Christchurch and I am an independent planning consultant employed by Fletcher Consulting and Planning. I have been requested by Grant and Jeanette Drinnan (the Drinnan's) to provide a written statement in support of their submission on the proposed designation of 27 Hamptons Road for recreation reserve purposes. I note that I also assisted the Drinnan's with the preparation and lodgement of their submission.
- 2 It is sought that this statement is tabled at the hearing for the application and it is not intended for either the Drinnan's or myself to also attend the hearing. The reason why a statement has been prepared, as opposed to evidence, is that the Drinnan's are generally comfortable with the proposal and any feedback is considered minor. The provision of evidence, and attendance at a hearing, would be disproportionate to the nature of their submission and the matters discussed in this statement. To attend the hearing would represent an unnecessary use of time and cost for the Drinnan's.
- 3 On this basis, brief comment is provided on those matters raised in the submission and whether those matters have been addressed by the processing planner and / or applicant. This statement should also be read in conjunction with the submission as the two documents complement one another in providing a rounded opinion on the proposal. On this basis I detail the following:

#### **Amenity**

- 4 The Drinnan's property will directly adjoin the proposed reserve and their dwelling is also near the reserve boundary. The submission commented that there was the potential that amenity related issues could arise and it was sought that any available measures be taken to address potential effects.
- 5 The submission included comment that the design of the master plan for the reserve assisted in reducing potential effects because there was a planting area close to the boundary and this area would be less conducive to the congregation of people and associated noisy activities. Assurance was sought that any development of the reserve was as per the plan.
- 6 The report prepared by the processing planner, in assessing the proposed designation, includes a recommendation that conditions are imposed including condition 1. This condition requires the development to be as per the master plan for the site. It is agreed that this condition is appropriate and it is considered that this condition will go a significant way to addressing those concerns raised in

the submission. I note that the applicant has also confirmed their agreement that this condition is appropriate.

- 7 Beyond the above, further consideration has been given to whether there are any factors that may further assist in reducing potential amenity effects. The evidence of Mr Phillip Millar has specified that the proposed lighting will operate no later than 10.00pm (paragraphs 29 & 51). This will negate a potential effect but also associated effects such as the noise of teams training etc. It is recommended that the Hearings Commissioner consider whether this could be reinforced with an appropriately worded condition such as follows:

3. *Sports field lighting shall consist of directional LED sports lights which shall not be operated between the hours of 10.00pm and 7.00am.*

- 8 In addition, the planning report has highlighted that an important factor which will reduce potential effects on amenity is that no club room is proposed and only changing rooms / toilets (paragraph 67). It is noted that the master plan for the site is consistent with this as the plan identifies the buildings as 'change rooms / public toilets'. If it ever was proposed to establish a clubroom or rooms on site this would not be consistent with proposed condition 1. That said, the Hearings Commissioner may also wish to include a condition requiring that the erection of a clubroom or rooms is not provided for as part of the designation but that is left to the discretion of the Commissioner.

### **Roading**

- 9 The submission sought that the part of Hamptons Road adjoining the proposed reserve should be sealed when the second stage of reserve development occurs. The evidence for the applicant has stated that the second stage of development is unlikely for a significant period of time, such as six years, and it is likely that the relevant part of Hamptons Road will be sealed at that time (paragraph 66 of Fiona Small's evidence).
- 10 Given the period of time before the development of the second stage of the reserve will occur it is agreed that the sealing of part of Hamptons Road is a lesser issue. That said, in the future it could be frustrating if vehicle numbers increase resulting in damage to the road and appropriate action is not taken. To provide reassurance which aligns with the applicants' intentions it is sought that condition 2 of the planners recommended conditions is amended to include the following (changes underlined):

2. *The outline plan of works shall cover the matters set out in section 176A of the RMA, and include:*
- a. *The location and height of any proposed floodlights associated with the playing fields and the lighting to illuminate other facilities within the reserve at night.*
  - b. *An Integrated Transport Assessment prepared by a suitably qualified and experienced transport engineer addresses the following matters:*
    - i. *Safe crossing facilities and footpath provisions for pedestrians and cyclists crossing Birchs Road to access the existing bus stop from the designation site.*
    - ii. *Appropriate design features to provide priority for cyclist and pedestrians at the interface of the Rail Trail shared path with vehicle accesses to the designation site.*
    - iii. *Appropriate infrastructure improvements to accommodate significant volumes of heavy vehicles accessing a service/maintenance area via an unsealed road. This shall include provision for the sealing of that part of Hamptons Road directly adjoining the reserve when the second stage of the reserve development occurs.*
    - iv. *Design of bus entry/egress movements from the main carpark from and to Birchs Road which incorporate a safe and appropriate drop off/pick up area and bus turning circles.*

### **Future Zoning**

- 11 The submission sought Council assurance that the Drinnan's property would be included as part of any future urban zoning expansion of the Prebbleton area. This was because the Drinnan's property could end up becoming a sliver of rurally zoned land between the reserve and an urban area.
- 12 It is recognised that the Hearings Commissioner has no ability to consider or make direction as to the wider zoning of the area and no such consideration is expected through this designation process. What could be recognised by the Hearings Commissioner is that the establishment of the proposed reserve will have an influence on urban growth in the Prebbleton area. The reserve represents a significant development which is not rural in nature. It is an activity which will draw people into the area for sport, recreation and leisure. People will

travel to the site by various means including walking and cycling and, in my opinion, the reserve will act as a magnet for urban development to advance towards it. Regardless of the reserve, urban development in this area was previously anticipated through the 2014 Rural Residential Strategy but the reserve will encourage it.

- 13 All that can be sought through this process and submission is recognition that the reserve more closely represents urban development than rural and this may have an influence on the urban growth of Prebbleton.

### **Conclusion**

- 14 Overall, the Drinnan's remain positive regarding the proposed reserve and they appreciate the approach taken by Council to date in working together to address any concerns and help one another as neighbours. It is hoped that this relationship continues and, regardless of any designation provisions or conditions, if any issues do arise it is anticipated they will be addressed in an appropriate and neighbourly manner. The matters raised through this evidence are merely small points which help in providing further assurance that any potential effects on the Drinnan's can be suitably addressed.
- 15 While it is not intended to attend the hearing, if the Commissioner does wish for the Drinnan's or myself to attend, should any points require clarification etc then please feel free to make such a direction and any necessary arrangements will be made.

Stewart Fletcher

24 September 2020